

INDIANA HOUSING FINANCE AUTHORITY
RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM
PROPOSED DEVELOPMENT SUMMARY

2002 Round

PROJECT NAME: Brownsburg Pointe, Phase II

SITE LOCATION: 150 Beaumont Circle
Brownsburg, IN 46112
Hendricks COUNTY

PROJECT TYPE: NC

APPLICANT/OWNER: Pedcor Investments-1999-XLII, L.P.
Sara A. Lentz
8888 Keystone Crossing , Suite 900
Indianapolis, IN 46240
(317) 587-0328

PRINCIPALS: Brownsburg Housing Company, LLP,
Phillip J. Stoffregen

OF UNITS AT EACH SET ASIDE:

60% of AMI: 4
50% of AMI: 41
40% of AMI: 17
30% of AMI: 9
Market Rate: 9

UNIT MIX

Efficiency: 0
One bedroom: 32
Two bedrooms: 48
Three bedrooms: 0
Four bedrooms: 0
Total units: 80

TOTAL PROJECTED COSTS:	\$5,949,000.00	COST PER UNIT:	\$69,987.00
RHTCs REQUESTED:	\$425,445.00	RHTCs RECOMMENDED:	\$423,002.00
HOME FUNDS REQUESTED:	\$0.00	HOME FUNDS RECOMMENDED:	\$0.00
TRUST FUNDS REQUESTED:	\$0.00	TRUST FUNDS RECOMMENDED:	\$0.00
BIN:	IN-02-00800	HOME FUNDS AWARD #:	
TRUST FUNDS AWARD#:			
SET ASIDE:	Rural		

COMMENTS: This proposed family development is located within a thriving area that includes single-family homes, condominiums, retail and government facilities. Additionally, restaurants, stores and recreational facilities are located within walking distance.

R=Rehabilitation
A/R=Acquisition/Rehabilitation
NC=New Construction

INDIANA HOUSING FINANCE AUTHORITY
RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM
PROPOSED DEVELOPMENT SUMMARY

2002 Round

PROJECT NAME:	Portland Place Senior Housing		
SITE LOCATION:	Lafayette Street/Creagor Avenue Portland, IN 47371 Jay COUNTY		
PROJECT TYPE:	NC		
APPLICANT/OWNER:	Quality Housing Development, Inc. William Boothe P. O. Box 308 Yorktown, IN 47396 (765) 759-1121		
PRINCIPALS:	Portland Place Senior Housing, Inc., ESIC		
<u># OF UNITS AT EACH SET ASIDE:</u>		<u>UNIT MIX</u>	
60% of AMI:	3	Efficiency:	0
50% of AMI:	16	One bedroom:	15
40% of AMI:	7	Two bedrooms:	15
30% of AMI:	4	Three bedrooms:	0
Market Rate:	0	Four bedrooms:	0
		Total units:	30
TOTAL PROJECTED COSTS: \$2,535,400.00		COST PER UNIT:	\$84,513.00
RHTCs REQUESTED:	\$221,175.00	RHTCs RECOMMENDED:	\$221,175.00
HOME GRANT REQUESTED:	\$300,000.00	HOME GRANT RECOMMENDED:	\$300,000.00
TRUST FUNDS REQUESTED:	\$0.00	TRUST FUNDS RECOMMENDED:	\$0.00
BIN:	IN-02-02200	HOME GRANT AWARD #:	CH-002-009
TRUST FUNDS AWARD#:			
SET ASIDE:	Not for profit		

COMMENTS: This development will be located adjacent to the Jay County Hospital which will be highly beneficial to the elderly residents' medical needs.

R=Rehabilitation
A/R=Acquisition/Rehabilitation
NC=New Construction

INDIANA HOUSING FINANCE AUTHORITY
RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM
PROPOSED DEVELOPMENT SUMMARY

2002 Round

PROJECT NAME: Canterbury House Apartments-Lawrence

SITE LOCATION: 4728 N. Franklin Rd.
Lawrence, IN 46226
Marion COUNTY

PROJECT TYPE: NC

APPLICANT/OWNER: Herman & Kittle Properties, Inc
Jeffrey L. Kittle
737 E. 86th St.
Indianapolis, IN 46240
(317) 255-3111

PRINCIPALS: Canterbury House-Franklin Road, LLC,
SunAmerica Affordable Housing Partners, Inc.

<u># OF UNITS AT EACH SET ASIDE:</u>		<u>UNIT MIX</u>	
60% of AMI:	1	Efficiency:	0
50% of AMI:	33	One bedroom:	4
40% of AMI:	14	Two bedrooms:	32
30% of AMI:	8	Three bedrooms:	22
Market Rate:	8	Four bedrooms:	6
		Total units:	64

TOTAL PROJECTED COSTS:	\$4,629,826.00	COST PER UNIT:	\$69,919.00
RHTCs REQUESTED:	\$314,430.00	RHTCs RECOMMENDED:	\$314,430.00
HOME LOAN REQUESTED:	\$300,000.00	HOME LOAN RECOMMENDED:	\$300,000.00
TRUST FUNDS REQUESTED:	\$0.00	TRUST FUNDS RECOMMENDED:	\$0.00
BIN:	IN-02-01000	HOME LOAN AWARD #:	HM-002-009
TRUST FUNDS AWARD#:			
SET ASIDE:	Large city		

COMMENTS: This proposed family development is located in Lawrence, on the northeast side of Marion County in an established neighborhood and a short distance from new homes on the former Fort Benjamin Harrison site.

R=Rehabilitation
A/R=Acquisition/Rehabilitation
NC=New Construction

INDIANA HOUSING FINANCE AUTHORITY
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PROPOSED DEVELOPMENT SUMMARY

2002 Round

PROJECT NAME:	Willow Trace Apartments-Jeffersonville
SITE LOCATION:	2008 Spring st. Jeffersonville, IN 47130 Clark COUNTY
PROJECT TYPE:	NC
APPLICANT/OWNER:	New Hope Services, Inc. James Bosley 725 Wall St. Jeffersonville, IN 47130 (812) 288-8248
PRINCIPALS:	Willow Trace Holdings,LLC, Columbia Housing LLC
<u># OF UNITS AT EACH SET ASIDE:</u>	<u>UNIT MIX</u>
60% of AMI: 5	Efficiency: 1
50% of AMI: 19	One bedroom: 13
40% of AMI: 8	Two bedrooms: 22
30% of AMI: 4	Three bedrooms: 0
Market Rate: 0	Four bedrooms: 0
	Total units: 36
TOTAL PROJECTED COSTS: \$3,341,337.00	COST PER UNIT: \$82,676.00
RHTCs REQUESTED: \$326,317.00	RHTCs RECOMMENDED: \$293,531.00
HOME FUNDS REQUESTED: \$0.00	HOME FUNDS RECOMMENDED:\$0.00
TRUST FUNDS REQUESTED: \$0.00	TRUST FUNDS RECOMMENDED:\$0.00
BIN: IN-02-03000	HOME FUNDS AWARD #:
TRUST FUNDS AWARD#:	
SET ASIDE: Elderly	
 COMMENTS: This proposed development located in the heart of Jeffersonville will include a community center providing ample space for amenities such as a hair stylist and a lending library area.	

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INDIANA HOUSING FINANCE AUTHORITY
RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM
PROPOSED DEVELOPMENT SUMMARY

2002 Round

PROJECT NAME: Canal View

SITE LOCATION: 423 W. Monroe Street
Delphi, IN 46923
Carroll COUNTY

PROJECT TYPE: NC

APPLICANT/OWNER: Area IV Development, Inc.
George Chovancek
660 North 36th Street
P. O. Box 4727
Lafayette, IN 47903-4727
(765) 447-7683

PRINCIPALS: an affiliate of Area IV Development, Inc.,
an affiliate of Indiana Capital Fund for Housing

OF UNITS AT EACH SET ASIDE:

60% of AMI: 0
50% of AMI: 16
40% of AMI: 7
30% of AMI: 3
Market Rate: 4

UNIT MIX

Efficiency: 0
One bedroom: 12
Two bedrooms: 18
Three bedrooms: 0
Four bedrooms: 0
Total units: 30

TOTAL PROJECTED COSTS:	\$2,763,983.00	COST PER UNIT:	\$90,335.00
RHTCs REQUESTED:	\$203,161.00	RHTCs RECOMMENDED:	\$194,156.00
HOME FUNDS REQUESTED:	\$0.00	HOME FUNDS RECOMMENDED:	\$0.00
TRUST FUNDS REQUESTED:	\$150,000.00	TRUST FUNDS RECOMMENDED:	\$150,000
BIN:	IN-02-00900	HOME FUNDS AWARD #:	
TRUST FUNDS AWARD#:	TF-02-01		
SET ASIDE:	Not for profit		

COMMENTS: This proposed development will be close to the historic Wabash-Erie Canal which will overlook the property. While the area is secluded, it is in close proximity to the Carroll County Senior Center and commercial areas.

R=Rehabilitation
A/R=Acquisition/Rehabilitation
NC=New Construction

INDIANA HOUSING FINANCE AUTHORITY
RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM
PROPOSED DEVELOPMENT SUMMARY

2002 Round

PROJECT NAME: Arbors at Walnut Creek

SITE LOCATION: 500E and SR 22
Gas City, IN 46933
Grant COUNTY

PROJECT TYPE: NC

APPLICANT/OWNER: Arbors at Walnut Creek Apartments LLC
Lance Swank
3900 Edison Lakes Parkway
Mishawaka, IN 46545
(574) 243-8547

PRINCIPALS: Arbors at Walnut Creek Apartments LLC,
Arbors at Walnut Creek LP

<u># OF UNITS AT EACH SET ASIDE:</u>		<u>UNIT MIX</u>	
60% of AMI:	39	Efficiency:	0
50% of AMI:	41	One bedroom:	0
40% of AMI:	0	Two bedrooms:	48
30% of AMI:	0	Three bedrooms:	20
Market Rate:	0	Four bedrooms:	12
		Total units:	80

TOTAL PROJECTED COSTS:	\$5,839,115.00	COST PER UNIT:	\$69,998.00
RHTCs REQUESTED:	\$428,689.00	RHTCs RECOMMENDED:	\$472,750.00
HOME FUNDS REQUESTED:	\$0.00	HOME FUNDS RECOMMENDED:	\$0.00
TRUST FUNDS REQUESTED:	\$0.00	TRUST FUNDS RECOMMENDED:	\$0.00
BIN:	IN-02-00700	HOME FUNDS AWARD #:	
TRUST FUNDS AWARD#:			
SET ASIDE:	Rural		

COMMENTS: This proposed development will address the shortage of available two, three and four bedroom affordable housing units in the area. Amenities such as restaurants, retail stores, parks and schools are located within a few miles of the development.

R=Rehabilitation
A/R=Acquisition/Rehabilitation
NC=New Construction

INDIANA HOUSING FINANCE AUTHORITY
RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM
PROPOSED DEVELOPMENT SUMMARY

2002 Round

PROJECT NAME: Jerman Housing

SITE LOCATION: 316 Walnut
Greensburg, IN 47240
Decatur COUNTY

PROJECT TYPE: NC/R

APPLICANT/OWNER: Human Services Inc.
Mary Meredith
1585 Indianapolis Road
Columbus, IN 47202
(812) 372-8407

PRINCIPALS: Jerman Housing,
Alliant Capital

OF UNITS AT EACH SET ASIDE:

60% of AMI: 5
50% of AMI: 19
40% of AMI: 8
30% of AMI: 4
Market Rate: 0

UNIT MIX

Efficiency: 0
One bedroom: 18
Two bedrooms: 18
Three bedrooms: 0
Four bedrooms: 0
Total units: 36

TOTAL PROJECTED COSTS: \$3,796,480.00 **COST PER UNIT:** \$87,997.00

RHTCs REQUESTED: \$274,085.00 **RHTCs RECOMMENDED:** \$274,085.00

HOME GRANT REQUESTED: \$300,000.00 **HOME GRANT RECOMMENDED:** \$300,000

TRUST FUNDS REQUESTED: \$0.00 **TRUST FUNDS RECOMMENDED:** \$0.00

BIN: IN-02-01800 **HOME GRANT AWARD #:** CH-002-008

TRUST FUNDS AWARD#:

SET ASIDE: Elderly

COMMENTS: The proposed rehabilitation of the historic Jerman school building will provide affordable senior housing and also preserve an educational structure that dates back to 1912.

R=Rehabilitation
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INDIANA HOUSING FINANCE AUTHORITY
RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM
PROPOSED DEVELOPMENT SUMMARY

2002 Round

PROJECT NAME: Washington Pointe Apartments

SITE LOCATION: Barker Road
Michigan City, IN 46360
LaPorte COUNTY

PROJECT TYPE: NC

APPLICANT/OWNER: Washington Pointe Apartments L.P.
Park Lawrence
6880 Tussing Road
Reynoldsburg, OH 43068
(614) 552-5617

PRINCIPALS: Partnership Equities, Inc.,
Wallick Enterprises, Inc.

OF UNITS AT EACH SET ASIDE:

60% of AMI: 14
50% of AMI: 65
40% of AMI: 27
30% of AMI: 0
Market Rate: 14

UNIT MIX

Efficiency: 0
One bedroom: 8
Two bedrooms: 60
Three bedrooms: 36
Four bedrooms: 16
Total units: 120

TOTAL PROJECTED COSTS: \$8,610,670.00 **COST PER UNIT:** \$69,422.00

RHTCs REQUESTED: \$577,895.00 **RHTCs RECOMMENDED:** \$577,895.00

HOME FUNDS REQUESTED: \$0.00 **HOME FUNDS RECOMMENDED:** \$0.00

TRUST FUNDS REQUESTED: \$0.00 **TRUST FUNDS RECOMMENDED:** \$0.00

BIN: IN-02-02800 **HOME FUNDS AWARD #:**

TRUST FUNDS AWARD#:

SET ASIDE: Large city

COMMENTS: This proposed family housing development will provide a fully equipped community building that will include an office, exercise and computer room.

R=Rehabilitation
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INDIANA HOUSING FINANCE AUTHORITY
RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM
PROPOSED DEVELOPMENT SUMMARY

2002 Round

PROJECT NAME: Twelve Oaks

SITE LOCATION: N.E.C Shelby & 21 st Avenue
Lake Station, IN 46405
Lake COUNTY

PROJECT TYPE: NC

APPLICANT/OWNER: Twelve Oaks, L.P.
Jeffrey W. Brant
1947 Woodlawn Ave
Griffith, IN 46319
(219) 838-2300

PRINCIPALS: Twelve Oaks Partners I, LLC,
Simpson

OF UNITS AT EACH SET ASIDE:

60% of AMI: 19
50% of AMI: 37
40% of AMI: 16
30% of AMI: 0
Market Rate: 0

UNIT MIX

Efficiency: 0
One bedroom: 12
Two bedrooms: 36
Three bedrooms: 24
Four bedrooms: 0
Total units: 72

TOTAL PROJECTED COSTS: \$6,403,936.00 **COST PER UNIT:** \$88,944.00

RHTCs REQUESTED: \$555,654.00 **RHTCs RECOMMENDED:** \$555,654.00

HOME FUNDS REQUESTED: \$0.00 **HOME FUNDS RECOMMENDED:** \$0.00

TRUST FUNDS REQUESTED: \$0.00 **TRUST FUNDS RECOMMENDED:** \$0.00

BIN: IN-02-02500 **HOME FUNDS AWARD #:**

TRUST FUNDS AWARD#:

SET ASIDE: Small city

COMMENTS: This proposed development will provide families with affordable housing that is in close proximity to an elementary school and major employers. Surrounding the development is abundant shopping facilities.

R=Rehabilitation
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NC=New Construction

INDIANA HOUSING FINANCE AUTHORITY
RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM
PROPOSED DEVELOPMENT SUMMARY

2002 Round

PROJECT NAME: Garden Park

SITE LOCATION: 2754 E. Paulding Road
Fort Wayne, IN 46816
Allen COUNTY

PROJECT TYPE: R

APPLICANT/OWNER: Garden Park Limited Partnership
Rajesh Mital
29425 Northwestern HWY, Suite 100
Southfield, MI 48034
(248) 213-0066

PRINCIPALS: The Gardens of Village Park, LLC,
Boston Capital

OF UNITS AT EACH SET ASIDE:

60% of AMI: 32
50% of AMI: 141
40% of AMI: 58
30% of AMI: 14
Market Rate: 31

UNIT MIX

Efficiency: 0
One bedroom: 1
Two bedrooms: 215
Three bedrooms: 32
Four bedrooms: 28
Total units: 276

TOTAL PROJECTED COSTS: \$12,743,957.00 **COST PER UNIT:** \$52,016.00

RHTCs REQUESTED: \$750,000.00 **RHTCs RECOMMENDED:** \$749,392.00

HOME FUNDS REQUESTED: \$0.00 **HOME FUNDS RECOMMENDED:** \$0.00

TRUST FUNDS REQUESTED: \$0.00 **TRUST FUNDS RECOMMENDED:** \$0.00

BIN: IN-02-01400 **HOME FUNDS AWARD #:**

TRUST FUNDS AWARD#:

SET ASIDE: General

COMMENTS: This proposed development will feature secured gate entry with full-time security guards, private patios and balconies, indoor and outdoor tennis courts, a swimming pool and a large playground.

R=Rehabilitation
A/R=Acquisition/Rehabilitation
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INDIANA HOUSING FINANCE AUTHORITY
RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM
PROPOSED DEVELOPMENT SUMMARY

2002 Round

PROJECT NAME: Windermere Apartments, L.P.

SITE LOCATION: 1326 North Park V East
Greensburg, IN 47240
Decatur COUNTY

PROJECT TYPE: NC

APPLICANT/OWNER: Lismore Development, LLC
Daniel Hubbard
55 Monument Circle
Suite 515
Indianapolis, IN 46204
(317) 264-1833

PRINCIPALS: Lismore Development, LLC,
Enterprise Social Investment Corporation

OF UNITS AT EACH SET ASIDE:

60% of AMI: 35
50% of AMI: 41
40% of AMI: 0
30% of AMI: 0
Market Rate: 4

UNIT MIX

Efficiency: 0
One bedroom: 6
Two bedrooms: 40
Three bedrooms: 26
Four bedrooms: 8
Total units: 80

TOTAL PROJECTED COSTS:	\$5,807,054.00	COST PER UNIT:	\$70,000.00
RHTCs REQUESTED:	\$435,817.00	RHTCs RECOMMENDED:	\$435,817.00
HOME FUNDS REQUESTED:	\$0.00	HOME FUNDS RECOMMENDED:	\$0.00
TRUST FUNDS REQUESTED:	\$0.00	TRUST FUNDS RECOMMENDED:	\$0.00
BIN:	IN-02-03200	HOME FUNDS AWARD #:	
TRUST FUNDS AWARD#:			
SET ASIDE:	Small city		

COMMENTS: This proposed development will be located in a growing area of the City of Greensburg with easy access to shopping and city services.

R=Rehabilitation
A/R=Acquisition/Rehabilitation
NC=New Construction

INDIANA HOUSING FINANCE AUTHORITY
RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM
PROPOSED DEVELOPMENT SUMMARY

2002 Round

PROJECT NAME: Chestnut Hills Apartments

SITE LOCATION: 12628 Illinois Road
Fort Wayne, IN 46214
Allen COUNTY

PROJECT TYPE: NC

APPLICANT/OWNER: Chestnut Hills Apartments, LP
Ronda Shrewsbury
10505 Power Drive
Carmel, IN 46033
(317) 815-5929

PRINCIPALS: RealAmerica Development, LLC, Deborah K. Probst
Ronda Shrewsbury

<u># OF UNITS AT EACH SET ASIDE:</u>		<u>UNIT MIX</u>	
60% of AMI:	29	Efficiency:	0
50% of AMI:	45	One bedroom:	8
40% of AMI:	14	Two bedrooms:	44
30% of AMI:	0	Three bedrooms:	27
Market Rate:	0	Four bedrooms:	9
		Total units:	88

TOTAL PROJECTED COSTS:	\$6,554,335.00	COST PER UNIT:	\$74,481.00
RHTCs REQUESTED:	\$505,528.00	RHTCs RECOMMENDED:	\$505,528.00
HOME FUNDS REQUESTED:	\$0.00	HOME FUNDS RECOMMENDED:	\$0.00
TRUST FUNDS REQUESTED:	\$0.00	TRUST FUNDS RECOMMENDED:	\$0.00
BIN:	IN-02-01200	HOME FUNDS AWARD #:	
TRUST FUNDS AWARD#:			
SET ASIDE:	General		

COMMENTS: This proposed development will be located in southwest Allen County, a fast growing community that has a tremendous need for affordable housing. All of the units will be single story in design, with covered front porches.

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INDIANA HOUSING FINANCE AUTHORITY
RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM
PROPOSED DEVELOPMENT SUMMARY

2002 Round

PROJECT NAME: Village Crossing Apartments

SITE LOCATION: Northeast of Providence and Independence Drive
Greenwood, IN 46143
Johnson COUNTY

PROJECT TYPE: NC

APPLICANT/OWNER: LNR Cardinal & Stone, LLC
James Wilson
6251 N. Winthrop Ave. Suite #2
Indianapolis, IN 46220
(317) 610-4105

PRINCIPALS: Cardinal & Stone Development, LLC, LNR
Village Crossing Limited, Inc.
LNR Village Crossing Investor

OF UNITS AT EACH SET ASIDE:

60% of AMI: 7
50% of AMI: 70
40% of AMI: 29
30% of AMI: 15
Market Rate: 15

UNIT MIX

Efficiency: 0
One bedroom: 0
Two bedrooms: 68
Three bedrooms: 52
Four bedrooms: 16
Total units: 136

TOTAL PROJECTED COSTS: \$11,943,884.00 **COST PER UNIT:** \$80,935.00

RHTCs REQUESTED: \$740,636.00 **RHTCs RECOMMENDED:** \$734,370.00

HOME FUNDS REQUESTED: \$0.00 **HOME FUNDS RECOMMENDED:** \$0.00

TRUST FUNDS REQUESTED: \$0.00 **TRUST FUNDS RECOMMENDED:** \$0.00

BIN: IN-02-02700 **HOME FUNDS AWARD #:**

TRUST FUNDS AWARD#:

SET ASIDE: General

COMMENTS: This proposed development will be located in close proximity to major commuter arteries in Johnson County providing convenient access to both downtown Greenwood and Whiteland.

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A/R=Acquisition/Rehabilitation
NC=New Construction

INDIANA HOUSING FINANCE AUTHORITY
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PROPOSED DEVELOPMENT SUMMARY

2002 Round

PROJECT NAME: Tamera Senior Villas

SITE LOCATION: 7000 John Street
Fort Wayne, IN 46816
Allen COUNTY

PROJECT TYPE: NC

APPLICANT/OWNER: Keller Development, Inc.
Robert H. Mosser or Edward Keller Jr.
7015 John Street
Fort Wayne, IN 46816
(260) 447-2311

PRINCIPALS: TSV, LLC
Indiana Capital Fund for Housing

<u># OF UNITS AT EACH SET ASIDE:</u>		<u>UNIT MIX</u>	
60% of AMI:	8	Efficiency:	0
50% of AMI:	27	One bedroom:	26
40% of AMI:	11	Two bedrooms:	26
30% of AMI:	6	Three bedrooms:	0
Market Rate:	0	Four bedrooms:	0
		Total units:	52

TOTAL PROJECTED COSTS: \$3,626,227.00 **COST PER UNIT:** \$68,502.00

RHTCs REQUESTED: \$279,181.00 **RHTCs RECOMMENDED:** \$279,181.00

HOME FUNDS REQUESTED: \$0.00 **HOME FUNDS RECOMMENDED:** \$0.00

TRUST FUNDS REQUESTED: \$0.00 **TRUST FUNDS RECOMMENDED:** \$0.00

BIN: IN-02-02900 **HOME FUNDS AWARD #:**

TRUST FUNDS AWARD#:

SET ASIDE: General

COMMENTS: This proposed senior development will compliment the Tamera Gardens family communities all ready in existence in the area. Amenties include adequate parking and a picnic area.

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INDIANA HOUSING FINANCE AUTHORITY
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PROPOSED DEVELOPMENT SUMMARY

2002 Round

PROJECT NAME: Canterbury House Apartments-Columbus

SITE LOCATION: 3505 Middle Road
Columbus, IN 47203
Bartholomew COUNTY

PROJECT TYPE: NC

APPLICANT/OWNER: Herman and Kittle Properties, Inc
Jeff Kittle
737 E. 86th Street
Indianapolis, IN 46240
(317) 255-3111

PRINCIPALS: Canterbury House - Columbus, LLC,
SunAmerica Affordable Housing Partners, Inc.

OF UNITS AT EACH SET ASIDE:

60% of AMI: 7
50% of AMI: 74
40% of AMI: 31
30% of AMI: 16
Market Rate: 16

UNIT MIX

Efficiency: 0
One bedroom: 16
Two bedrooms: 72
Three bedrooms: 42
Four bedrooms: 14
Total units: 144

TOTAL PROJECTED COSTS:	\$10,528,838.00	COST PER UNIT:	\$69,991.00
RHTCs REQUESTED:	\$721,449.00	RHTCs RECOMMENDED:	\$721,449.00
HOME LOAN REQUESTED:	\$300,000.00	HOME LOAN RECOMMENDED:	\$300,000.00
TRUST FUNDS REQUESTED:	\$0.00	TRUST FUNDS RECOMMENDED:	\$0.00
BIN:	IN-02-01100	HOME LOAN AWARD #:	HM-002-010

TRUST FUNDS AWARD#:

SET ASIDE: Large city

COMMENTS: The location of this proposed development is in a growing area of Columbus. The surrounding area includes new single-family homes, and educational facilities such as Ivy Tech and Indiana Business College.

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INDIANA HOUSING FINANCE AUTHORITY
RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM
PROPOSED DEVELOPMENT SUMMARY

2002 Round

PROJECT NAME: Hilltop Farms Phase II

SITE LOCATION: Hilltop Farms Drive
Peru, IN 46970
Miami COUNTY

PROJECT TYPE: NC

APPLICANT/OWNER: Area Five Agency on Aging and Community Services,
Therese Bath
1801 Smith Street
Logansport, IN 46947
(574) 722-4451

PRINCIPALS: a subsidiary of Area Five Agency on Aging,
an affiliate of House Investments

OF UNITS AT EACH SET ASIDE:

60% of AMI: 6
50% of AMI: 25
40% of AMI: 11
30% of AMI: 6
Market Rate: 0

UNIT MIX

Efficiency: 0
One bedroom: 4
Two bedrooms: 28
Three bedrooms: 16
Four bedrooms: 0
Total units: 48

TOTAL PROJECTED COSTS:	\$3,950,725.00	COST PER UNIT:	\$81,702.00
RHTCs REQUESTED:	\$340,353.00	RHTCs RECOMMENDED:	\$340,355.00
HOME GRANT REQUESTED:	\$270,000.00	HOME GRANT RECOMMENDED:	\$270.000
TRUST FUNDS REQUESTED:	\$0.00	TRUST FUNDS RECOMMENDED:	\$0.00
BIN:	IN-02-01600	HOME GRANT AWARD #:	CH-002-007

TRUST FUNDS AWARD#:

SET ASIDE: Not for profit

COMMENTS: This proposed development will provide much needed affordable housing due to the growth of the Miami County Correctional Facility and development of the former Grissom Air Base just a few miles from the development.

R=Rehabilitation
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NC=New Construction

INDIANA HOUSING FINANCE AUTHORITY
RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM
PROPOSED DEVELOPMENT SUMMARY

2002 Round

PROJECT NAME: Stratford Place Apartments, L.P.

SITE LOCATION: 3303 South Arlington Avenue
Indianapolis, IN 46203
Marion COUNTY

PROJECT TYPE: NC

APPLICANT/OWNER: Lismore Development, LLC
Daniel D. Hubbard
55 Monument Circle, Suite 515
Indianapolis, IN 46204
(317) 264-1833

PRINCIPALS: Lismore Development, LLC,
The Enterprise Social Investment Corporation

OF UNITS AT EACH SET ASIDE:

60% of AMI: 18
50% of AMI: 62
40% of AMI: 26
30% of AMI: 0
Market Rate: 14

UNIT MIX

Efficiency: 0
One bedroom: 8
Two bedrooms: 62
Three bedrooms: 36
Four bedrooms: 14
Total units: 120

TOTAL PROJECTED COSTS:	\$8,908,146.00	COST PER UNIT:	\$69,967.00
RHTCs REQUESTED:	\$606,468.00	RHTCs RECOMMENDED:	\$606,468.00
HOME FUNDS REQUESTED:	\$0.00	HOME FUNDS RECOMMENDED:	\$0.00
TRUST FUNDS REQUESTED:	\$0.00	TRUST FUNDS RECOMMENDED:	\$0.00
BIN:	IN-02-02400	HOME FUNDS AWARD #:	
TRUST FUNDS AWARD#:			
SET ASIDE:	Large city		

COMMENTS: This proposed development provides easy access to the Indianapolis job market via I-465 and I-74. The surrounding area includes a new condominium project and new single-family homes.

R=Rehabilitation
A/R=Acquisition/Rehabilitation
NC=New Construction

INDIANA HOUSING FINANCE AUTHORITY
RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM
PROPOSED DEVELOPMENT SUMMARY

2002 Round

PROJECT NAME: Indian Village Apartments

SITE LOCATION: 4605 Kekionga Drive
Fort Wayne, IN 46816
Allen COUNTY

PROJECT TYPE: AR

APPLICANT/OWNER: Corporation for Community Housing
Stephen Wheeler
1317 East 50th Street
Chicago, IL 60615
(773) 624-0883

PRINCIPALS: Indian Village Partners, LLC,
n/a

OF UNITS AT EACH SET ASIDE:

60% of AMI: 17
50% of AMI: 51
40% of AMI: 21
30% of AMI: 11
Market Rate: 0

UNIT MIX

Efficiency: 0
One bedroom: 0
Two bedrooms: 100
Three bedrooms: 0
Four bedrooms: 0
Total units: 100

TOTAL PROJECTED COSTS:	\$7,499,143.00	COST PER UNIT:	\$73,791.00
RHTCs REQUESTED:	\$528,346.00	RHTCs RECOMMENDED:	\$528,346.00
HOME FUNDS REQUESTED:	\$0.00	HOME FUNDS RECOMMENDED:	\$0.00
TRUST FUNDS REQUESTED:	\$0.00	TRUST FUNDS RECOMMENDED:	\$0.00
BIN:	IN-02-01700	HOME FUNDS AWARD #:	
TRUST FUNDS AWARD#:			
SET ASIDE:	Elderly		

COMMENTS: This proposed development is located on a wooded site with numerous commercial facilities nearby. The rehabilitation of the development will include the construction of a new clubhouse for social services and tenant activities.

R=Rehabilitation
A/R=Acquisition/Rehabilitation
NC=New Construction

INDIANA HOUSING FINANCE AUTHORITY
RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM
PROPOSED DEVELOPMENT SUMMARY

2002 Round

PROJECT NAME:	Kingston Ridge Estates II		
SITE LOCATION:	582 N. Fifth Street Gosport, IN 47433 Owen COUNTY		
PROJECT TYPE:	NC/R		
APPLICANT/OWNER:	Deckard Realty & Development Co. Richard E. Deckard, Jr. 2295 W. Bloomfield Road Bloomington, IN 47403 (812) 336-6080		
PRINCIPALS:	Kingston Ridge Estates II Inc., Related Capital Co.		
<u># OF UNITS AT EACH SET ASIDE:</u>	<u>UNIT MIX</u>		
60% of AMI:	5	Efficiency:	1
50% of AMI:	15	One bedroom:	3
40% of AMI:	6	Two bedrooms:	14
30% of AMI:	0	Three bedrooms:	7
Market Rate:	2	Four bedrooms:	3
		Total units:	28
TOTAL PROJECTED COSTS: \$1,959,000.00		COST PER UNIT:	\$68,286.00
RHTCs REQUESTED:	\$143,110.00	RHTCs RECOMMENDED:	\$141,731.00
HOME FUNDS REQUESTED:	\$0.00	HOME FUNDS RECOMMENDED:	\$0.00
TRUST FUNDS REQUESTED:	\$0.00	TRUST FUNDS RECOMMENDED:	\$0.00
BIN:	IN-02-01900	HOME FUNDS AWARD #:	
TRUST FUNDS AWARD#:			
SET ASIDE:	General		

COMMENTS: This proposed development will be located on the northeast side of Gosport in close proximity to area retail facilities. Amenities include a walking trail, playground, sports court, picnic area and an extensive package of resident services.

R=Rehabilitation
A/R=Acquisition/Rehabilitation
NC=New Construction

INDIANA HOUSING FINANCE AUTHORITY
RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM
PROPOSED DEVELOPMENT SUMMARY

2002 Round

PROJECT NAME: MLK Homes, L.P.

SITE LOCATION: Scattered Site
Indianapolis, IN 46208
Marion COUNTY

PROJECT TYPE: NC

APPLICANT/OWNER: Lismore Development, LLC
Daniel D. Hubbard
55 Monument Circle, Suite 515
Indianapolis, IN 46204
(317) 264-1833

PRINCIPALS: Lismore Development, LLC,
The Enterprise Social Investment Corporation

OF UNITS AT EACH SET ASIDE:

60% of AMI: 3
50% of AMI: 13
40% of AMI: 6
30% of AMI: 3
Market Rate: 0

UNIT MIX

Efficiency: 0
One bedroom: 0
Two bedrooms: 0
Three bedrooms: 22
Four bedrooms: 3
Total units: 25

TOTAL PROJECTED COSTS:	\$2,595,669.00	COST PER UNIT:	\$99,927.00
RHTCs REQUESTED:	\$267,897.00	RHTCs RECOMMENDED:	\$267,014.00
HOME FUNDS REQUESTED:	\$0.00	HOME FUNDS RECOMMENDED:	\$0.00
TRUST FUNDS REQUESTED:	\$0.00	TRUST FUNDS RECOMMENDED:	\$0.00
BIN:	IN-02-02000	HOME FUNDS AWARD #:	
TRUST FUNDS AWARD#:			
SET ASIDE:	Large city		

COMMENTS: This proposed scattered site development builds new single-family homes on the near westside of Indianapolis. Current vacant lots will be converted into quality affordable and market rate housing.

R=Rehabilitation
A/R=Acquisition/Rehabilitation
NC=New Construction

INDIANA HOUSING FINANCE AUTHORITY
RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM
PROPOSED DEVELOPMENT SUMMARY

2002 Round

PROJECT NAME: Hartford Square Apartments

SITE LOCATION: 202 E. Chestnut and 118 E. Washington Street
Hartford City, IN 47348
Blackford COUNTY

PROJECT TYPE: NC/AR

APPLICANT/OWNER: Grant-Blackford Mental Health
Paul Kuczora
505 Wabash Avenue
Marion, IN 46952
(765) 662-3971

PRINCIPALS: William Reed Holdings, LLC,
CSC Real Estate Advisors, Inc.

OF UNITS AT EACH SET ASIDE:

60% of AMI: 8
50% of AMI: 20
40% of AMI: 9
30% of AMI: 2
Market Rate: 0

UNIT MIX

Efficiency: 1
One bedroom: 2
Two bedrooms: 20
Three bedrooms: 12
Four bedrooms: 4
Total units: 39

TOTAL PROJECTED COSTS:	\$3,675,570.00	COST PER UNIT:	\$93,540.00
RHTCs REQUESTED:	\$310,383.00	RHTCs RECOMMENDED:	\$282,146.00
HOME FUNDS REQUESTED:	\$0.00	HOME FUNDS RECOMMENDED:	\$0.00
TRUST FUNDS REQUESTED:	\$0.00	TRUST FUNDS RECOMMENDED:	\$0.00
BIN:	IN-02-01500	HOME FUNDS AWARD #:	
TRUST FUNDS AWARD#:			
SET ASIDE:	Not for profit		

COMMENTS: This proposed development provides community supportive services, crisis intervention, addiction services and family behavioral programs to the residents. The community center has a learning center with a kitchenette.

R=Rehabilitation
A/R=Acquisition/Rehabilitation
NC=New Construction

INDIANA HOUSING FINANCE AUTHORITY
RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM
PROPOSED DEVELOPMENT SUMMARY

2002 Round

PROJECT NAME: Forest Glen Apartments

SITE LOCATION: 1300 South 14th Street
Elwood, IN 46036
Madison COUNTY

PROJECT TYPE: NC/AR

APPLICANT/OWNER: Zion Properties, LLC
Martin Shrader
500 E. Ohio Street, Suite 110
Indianapolis, IN 46204
(317) 263-2524

PRINCIPALS: Forest Glen Holdings, LLC,
CSC Real Estate Advisors, Inc.

OF UNITS AT EACH SET ASIDE:

60% of AMI: 5
50% of AMI: 19
40% of AMI: 8
30% of AMI: 5
Market Rate: 0

UNIT MIX

Efficiency: 1
One bedroom: 16
Two bedrooms: 20
Three bedrooms: 0
Four bedrooms: 0
Total units: 37

TOTAL PROJECTED COSTS:	\$3,166,521.00	COST PER UNIT:	\$84,423.00
RHTCs REQUESTED:	\$266,563.00	RHTCs RECOMMENDED:	\$241,978.00
HOME FUNDS REQUESTED:	\$0.00	HOME FUNDS RECOMMENDED:	\$0.00
TRUST FUNDS REQUESTED:	\$0.00	TRUST FUNDS RECOMMENDED:	\$0.00
BIN:	IN-02-01300	HOME FUNDS AWARD #:	
TRUST FUNDS AWARD#:			
SET ASIDE:	Not for profit		

COMMENTS: The location of this proposed development is a rural setting with woods and fields. The site contains a creek running through the property adjacent to a garden area. Unique features include covered parking and walkways.

R=Rehabilitation
A/R=Acquisition/Rehabilitation
NC=New Construction

INDIANA HOUSING FINANCE AUTHORITY
RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM
PROPOSED DEVELOPMENT SUMMARY

2002 Round

PROJECT NAME: Rivers Edge Apartments

SITE LOCATION: 234 S. Main St.
130 Blackman St
Clinton, IN 47842
Vermillion COUNTY

PROJECT TYPE: AR

APPLICANT/OWNER: New Hope Services, Inc.
James Bosley
725 Wall Street
Jeffersonville, IN 47130
(812) 288-8248

PRINCIPALS: Rivers Edge Holding, LLC,
CSC Real Estate Advisors

OF UNITS AT EACH SET ASIDE:

60% of AMI: 8
50% of AMI: 20
40% of AMI: 9
30% of AMI: 2
Market Rate: 0

UNIT MIX

Efficiency: 1
One bedroom: 2
Two bedrooms: 20
Three bedrooms: 12
Four bedrooms: 4
Total units: 39

TOTAL PROJECTED COSTS: \$3,552,199.00 **COST PER UNIT:** \$90,954.00

RHTCs REQUESTED: \$291,246.00 **RHTCs RECOMMENDED:** \$264,604.00

HOME FUNDS REQUESTED: \$0.00 **HOME FUNDS RECOMMENDED:** \$0.00

TRUST FUNDS REQUESTED: \$0.00 **TRUST FUNDS RECOMMENDED:** \$0.00

BIN: IN-02-02300 **HOME FUNDS AWARD #:**

TRUST FUNDS AWARD#:

SET ASIDE: Not for profit

COMMENTS: This proposed family development located in the heart of downtown Clinton includes a pedestrian walkway which connects Main Street with Riverside Park on the Wabash River. All two, three, and four-bedroom units will have two full baths.

R=Rehabilitation
A/R=Acquisition/Rehabilitation
NC=New Construction

INDIANA HOUSING FINANCE AUTHORITY
RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM
PROPOSED DEVELOPMENT SUMMARY

2002 Round

PROJECT NAME: Adam H. Bartel Sr. Housing

SITE LOCATION: 200 S. 8th St.
Richmond, IN 47374
Wayne COUNTY

PROJECT TYPE: AR

APPLICANT/OWNER: Crisilis Development Co., LLC
Carl Faller
5050 Pine Creek Dr. , Suite C
Westerville, OH 43081
(614) 823-4991

PRINCIPALS: Richmond Housing, Inc. (TBF), Crisilis
Development Co., LLC
Crisilis Development Co., LLC

OF UNITS AT EACH SET ASIDE:

60% of AMI: 4
50% of AMI: 10
40% of AMI: 4
30% of AMI: 0
Market Rate: 0

UNIT MIX

Efficiency: 1
One bedroom: 8
Two bedrooms: 9
Three bedrooms: 0
Four bedrooms: 0
Total units: 18

TOTAL PROJECTED COSTS:	\$2,069,284.00	COST PER UNIT:	\$92,543.00
RHTCs REQUESTED:	\$161,000.00	RHTCs RECOMMENDED:	\$158,147.00
HOME FUNDS REQUESTED:	\$0.00	HOME FUNDS RECOMMENDED:	\$0.00
TRUST FUNDS REQUESTED:	\$0.00	TRUST FUNDS RECOMMENDED:	\$0.00
BIN:	IN-02-00500	HOME FUNDS AWARD #:	
TRUST FUNDS AWARD#:			
SET ASIDE:	Elderly		

COMMENTS: This proposed development converts an 80-year old warehouse close to downtown Richmond into affordable senior housing.

R=Rehabilitation
A/R=Acquisition/Rehabilitation
NC=New Construction

INDIANA HOUSING FINANCE AUTHORITY
RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM
PROPOSED DEVELOPMENT SUMMARY

2002 Round

PROJECT NAME: Willow Trace-Rising Sun

SITE LOCATION: East Belleview Lane
Rising Sun, IN 47040
Ohio COUNTY

PROJECT TYPE: NC

APPLICANT/OWNER: Southeastern IN Preservation and Development Corp
Susan Craig
405 W. S.R. 50
Versailles, IN 47042
(812) 689-5505

PRINCIPALS: Willow Trace, L.P.,
Enterprise Social Investment Corp

OF UNITS AT EACH SET ASIDE:

60% of AMI: 2
50% of AMI: 17
40% of AMI: 3
30% of AMI: 4
Market Rate: 6

UNIT MIX

Efficiency: 0
One bedroom: 8
Two bedrooms: 12
Three bedrooms: 12
Four bedrooms: 0
Total units: 32

TOTAL PROJECTED COSTS:	\$2,742,661.00	COST PER UNIT:	\$82,974.00
RHTCs REQUESTED:	\$171,980.00	RHTCs RECOMMENDED:	\$171,980.00
HOME GRANT REQUESTED:	\$300,000.00	HOME GRANT RECOMMENDED:	\$300.000
TRUST FUNDS REQUESTED:	\$0.00	TRUST FUNDS RECOMMENDED:	\$0.00
BIN:	IN-02-03100	HOME FUNDS AWARD #:	CH-002-010
TRUST FUNDS AWARD#:			
SET ASIDE:	Not for profit		

COMMENTS: This proposed family development will provide much needed 3-bedroom rental units in Rising Sun. Willow Trace will be located just one mile north of Hyatt's Grand Victoria Casino and Resort, the area's largest employer.

R=Rehabilitation
A/R=Acquisition/Rehabilitation
NC=New Construction

INDIANA HOUSING FINANCE AUTHORITY
RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM
PROPOSED DEVELOPMENT SUMMARY

2002 Round

PROJECT NAME: Tyson School Apartments

SITE LOCATION: 100 N. High Street
Versailles, IN 47042
Ripley COUNTY

PROJECT TYPE: NC/AR

APPLICANT/OWNER: Lifetime Housing Group
Ken Nelson
13091 Benedict Dr.
Dillsboro, IN 47018
(812) 432-5210

PRINCIPALS: Tyson School Apartments,
Alliant Capital

OF UNITS AT EACH SET ASIDE:

60% of AMI: 5
50% of AMI: 19
40% of AMI: 8
30% of AMI: 4
Market Rate: 0

UNIT MIX

Efficiency: 0
One bedroom: 18
Two bedrooms: 18
Three bedrooms: 0
Four bedrooms: 0
Total units: 36

TOTAL PROJECTED COSTS: \$3,773,200.00 **COST PER UNIT:** \$92,635.00

RHTCs REQUESTED: \$292,442.00 **RHTCs RECOMMENDED:** \$292,438.00

HOME GRANT REQUESTED: \$300,000.00 **HOME GRANT RECOMMENDED:** 300,000.00

TRUST FUNDS REQUESTED: \$0.00 **TRUST FUNDS RECOMMENDED:**\$0.00

BIN: IN-02-02600 **HOME GRANT AWARD #:** CH-002-006

TRUST FUNDS AWARD#:

SET ASIDE: Rural

COMMENTS: The proposed renovation of the historic Tyson School will make available affordable housing for seniors and is conveniently located in downtown Versailles with services targeted for seniors in close proximity.

R=Rehabilitation
A/R=Acquisition/Rehabilitation
NC=New Construction

INDIANA HOUSING FINANCE AUTHORITY
RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM
PROPOSED DEVELOPMENT SUMMARY

2002 Round

PROJECT NAME: Arbors at Belleville Park

SITE LOCATION: Mayflower Road at bypass 31
South Bend, IN 46619
St. Joseph COUNTY

PROJECT TYPE: NC

APPLICANT/OWNER: Arbors at Belleville Park Apartments LLC
Lance A. Swank
3900 Edison Lakes Parkway, Suite 201
Mishawaka, IN 46545
(574) 243-8547

PRINCIPALS: Arbors at Belleville Park Apartments LLC,
Sun America

OF UNITS AT EACH SET ASIDE:

60% of AMI: 28
50% of AMI: 54
40% of AMI: 22
30% of AMI: 0
Market Rate: 0

UNIT MIX

Efficiency: 0
One bedroom: 16
Two bedrooms: 48
Three bedrooms: 24
Four bedrooms: 16
Total units: 104

TOTAL PROJECTED COSTS:	\$8,751,554.00	COST PER UNIT:	\$79,341.00
RHTCs REQUESTED:	\$749,943.00	RHTCs RECOMMENDED:	\$750,000.00
HOME FUNDS REQUESTED:	\$0.00	HOME FUNDS RECOMMENDED:	\$0.00
TRUST FUNDS REQUESTED:	\$0.00	TRUST FUNDS RECOMMENDED:	\$0.00
BIN:	IN-02-00600	HOME FUNDS AWARD #:	
TRUST FUNDS AWARD#:			
SET ASIDE:	General		

COMMENTS: This proposed family development will have units set aside for both homeless and persons with special housing needs. Residents will be offered a wealth of social services, recreational, and educational programs, including computer workstations.

R=Rehabilitation
A/R=Acquisition/Rehabilitation
NC=New Construction

INDIANA HOUSING FINANCE AUTHORITY
RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM
PROPOSED DEVELOPMENT SUMMARY

2002 Round

PROJECT NAME: Pike Lake Pointe Apartments

SITE LOCATION: 900 Park Avenue
Warsaw, IN 46580
Kosciusko COUNTY

PROJECT TYPE: NC

APPLICANT/OWNER: Pike Lake Pointe, L.P.
Jane Greene
504 N. Bay Drive
Warsaw, IN 46580
(574) 267-3823

PRINCIPALS: Cardinal Center Pike Lake Pointe Inc.,
N. Jane Greene

OF UNITS AT EACH SET ASIDE:

60% of AMI: 17
50% of AMI: 33
40% of AMI: 10
30% of AMI: 4
Market Rate: 0

UNIT MIX

Efficiency: 0
One bedroom: 12
Two bedrooms: 32
Three bedrooms: 20
Four bedrooms: 0
Total units: 64

TOTAL PROJECTED COSTS: \$4,791,398.00 **COST PER UNIT:** \$69,866.00

RHTCs REQUESTED: \$367,512.00 **RHTCs RECOMMENDED:** \$367,512.00

HOME FUNDS REQUESTED: \$0.00 **HOME FUNDS RECOMMENDED:** \$0.00

TRUST FUNDS REQUESTED: \$0.00 **TRUST FUNDS RECOMMENDED:** \$0.00

BIN: IN-02-02100 **HOME FUNDS AWARD #:**

TRUST FUNDS AWARD#:

SET ASIDE: Small city

COMMENTS: Twenty-two units will be set-aside for persons with disabilities with services provided by the Cardinal Center. The site is along Pike Lake and is adjacent to Lucern Park which houses the Boys & Girls Club, a youth center, and senior services provider.

R=Rehabilitation
A/R=Acquisition/Rehabilitation
NC=New Construction

INDIANA HOUSING FINANCE AUTHORITY
RENTAL HOUSING TAX CREDIT (RHTC) PROGRAM
PROPOSED DEVELOPMENT SUMMARY

2002 Round

PROJECT NAME: Logan Elderly Housing II

SITE LOCATION: Unity Street
West Harrison, IN 47060
Dearborn COUNTY

PROJECT TYPE: NC

APPLICANT/OWNER: Logan Elderly Housing II
Ken Nelson
13091 Benedict Drive
Dillsboro, IN 47018
(812) 432-5212

PRINCIPALS: Logan Elderly Housing II, LLC,
Alliant Capital

OF UNITS AT EACH SET ASIDE:

60% of AMI: 3
50% of AMI: 14
40% of AMI: 6
30% of AMI: 3
Market Rate: 0

UNIT MIX

Efficiency: 0
One bedroom: 13
Two bedroom: 13
Three bedroom: 0
Four bedroom: 0
Total units: 26

TOTAL PROJECTED COSTS:	\$2,216,900.00	COST PER UNIT:	\$85,265.00
RHTCs REQUESTED:	\$174,734.00	RHTCs RECOMMENDED:	\$174,734.00
HOME GRANT REQUESTED:	\$300,000.00	HOME GRANT RECOMMENDED:	\$300,000.00
TRUST FUNDS REQUESTED:	\$0.00	TRUST FUNDS RECOMMENDED:	\$0.00
BIN:	IN-02-03300	HOME GRANT AWARD #:	CH-002-005

TRUST FUNDS AWARD#:

SET ASIDE: General

COMMENTS: Logan Elderly Phase II will provide needed affordable housing to seniors in Dearborn County. This development includes a large community room, walking trails and fishing pond and is within blocks of grocery stores and restaurants.

R=Rehabilitation
A/R=Acquisition/Rehabilitation
NC=New Construction